



# Affordable Housing Standards

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

County Government Center San Luis Obispo, California 93408 Telephone (805) 781-5600

This bulletin summarizes the county's affordable housing standards including maximum household incomes, home purchase prices and rents. It applies to new projects in both the Coastal and Inland portions of the County.

## Income limits:

The state defines family income groups as follows: "**Extremely Low Income**" is defined by Health and Safety Code Section 50106 as 30% of county median income; "**Very Low Income**" is defined by Health and Safety Code Section 50105 as 50% of county median income; "**Lower Income**" is defined by Health and Safety Code Section 50079.5 as 80% of county median income; "**Moderate Income**" is defined by Health and Safety Code Section 50093 as 120% of county median income; "**Workforce**" is defined by Title 22 of the County Code as 160% of county median income. The following income limits are effective as of February 28, 2014.

Persons in Family	Extremely Low Income	Very Low Income	Lower Income	Median Income	Moderate Income	Workforce
1	\$15,850	\$26,400	\$42,250	\$53,900	\$64,700	\$86,240
2	\$18,100	\$30,200	\$48,250	\$61,600	\$73,900	\$98,560
3	\$20,350	\$33,950	\$54,300	\$69,300	\$83,150	\$110,880
4	\$22,600	\$37,700	\$60,300	\$77,000	\$92,400	\$123,200
5	\$24,450	\$40,750	\$65,150	\$83,150	\$99,800	\$133,040
6	\$26,250	\$43,750	\$69,950	\$89,300	\$107,200	\$142,880
7	\$28,050	\$46,750	\$74,800	\$95,500	\$114,600	\$152,800
8	\$29,850	\$49,800	\$79,600	\$101,650	\$121,950	\$162,640

## Sample maximum sales prices: (see footnotes)

Unit Size (Bedrooms)	Extremely Low Income	Very Low Income	Lower Income	Moderate Income	Workforce
Studio	\$38,000	\$78,000	\$119,000	\$236,000	\$330,000
1	\$47,000	\$93,000	\$139,000	\$273,000	\$381,000
2	\$55,000	\$107,000	\$159,000	\$310,000	\$431,000
3	\$64,000	\$122,000	\$179,000	\$347,000	\$481,000
4	\$71,000	\$133,000	\$195,000	\$377,000	\$522,000

Note 1: Homeowner association due (HOA) assumption per month is 150.00

Note 2: Mortgage financing assumed at a fixed rate for 30 years (per HSH Associates) is 4.42%

Note 3: Prices shown are preliminary estimates and may be revised. Round to the nearest 1000th.

Note 4: Actual sales price limits will be determined by the County on a case-by-case basis.

**Maximum rents: (see footnotes)**

Unit Size (Bedrooms)	Extremely Low Income	Very Low Income	Lower Income	Moderate Income	Workforce
Studio	\$404	\$674	\$809	\$1,482	\$2,021
1	\$462	\$770	\$924	\$1,694	\$2,310
2	\$520	\$866	\$1,040	\$1,906	\$2,599
3	\$578	\$963	\$1,155	\$2,118	\$2,888
4	\$624	\$1,039	\$1,247	\$2,287	\$3,118

Note 1: These rent limits include allowances for utilities as determined by the Housing Authority of the City of San Luis Obispo (805-543-4478).

Note 2: Rent limits are updated when the State issues its annual update to median incomes, generally in April of each year.